TOWN OF COTTAGE GROVE
PLAN COMMISSION
RESOLUTION 2026-10-28

RECOMMENDING CONDITIONAL APPROVAL OF THE PRELIMINARY PLAT FOR WITTEWOOD LANE

WHEREAS, Mom CG Farm, LLC (the "Developer") has submitted an application for preliminary plat approval to the Town, for Wittewood Lane, a single-family residential development;

WHEREAS, the proposed Wittewood Lane preliminary plat attached hereto as Exhibit A, consists of Lots 1-10 for single family residential development, one Outlot containing stormwater management facilities and publicly dedicated right-of-way, and is located in parts of the NW¼ of the NW ¼ of Section 29 and the NE ¼ of Section 30, all in Town 7 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin;

WHEREAS, the proposed Wittewood Lane preliminary plat has been reviewed by the Town Engineer and Town Planner, who have determined the Developer's application for preliminary plat approval meets the Town's requirements for preliminary plat approval;

WHEREAS, the proposed Wittewood Lane preliminary plat generally conforms to the requirements of Town Ordinance§ 15.07;

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the Town of Cottage Grove as follows:

1. The Plan Commission recommends approval of the preliminary plat for Wittewood Lane subject to the following conditions:

    a. The Developer is required to develop the preliminary plat in compliance with all applicable State statutes and Town ordinances and in accordance with generally accepted engineering standards and practices;

    b. The Developer shall provide proof of rezoning by Dane County for the Wittewood Lane preliminary plat, specifically the rezoning of Lots 1-10 to SFR-01;

    c. The Developer shall obtain from County Land and Water Resources Department ("LWRD") all reviews and permits necessary for: (a) soil and erosion control within the preliminary plat; and, (b) stormwater management facilities that fully satisfy County requirements and address any stormwater runoff issues related to the preliminary plat.

    d. The Developer shall provide to the Town written certification from the Developer's engineer, in the same format as required by County LWRD, that the stormwater

management facilities as-built are in compliance with all applicable permits and are operating in accordance with the approved design.

e. No lot in the Wittewood Lane preliminary plat may use a holding tank as a means of sanitary waste disposal;

f. Pursuant to Town Ordinance§ 15.06(2), the Developer shall provide a report from a soil/environmental scientist that reviews the plat for septic suitability;

g. The Developer shall dedicate Outlot 1 to the public on the proposed final plat;

h. The Developer shall enter a Development Agreement with the Town regarding the development of the preliminary plat acceptable to the Town Attorney. The Development Agreement shall be drafted by the Town Attorney and reviewed by the Town Engineer and Town Board. When approved by the Town Board, the Development Agreement shall be executed by and between the Developer and Town. The Final Plat shall not be signed by the Town until the Development Agreement is fully executed.

i. The Developer shall obtain approval of the preliminary plat from the Cottage Grove Fire Department and the Deer-Grove EMS District and present such approval to the Town.

j. The Developer shall contact the local Postmaster to determine the required configuration and placement of mailboxes to serve the new homes in the plat;

k. The Developer shall promptly reimburse the Town for all costs and expenses incurred by the Town in connection with the review and approval of the preliminary plat, including, but not limited to, the costs of professional services incurred by the Town for the review and preparation of required documents, attendance at meetings, or other related professional services.

l. The Developer shall address all comments in Paragraphs 2, 4, 5, 6, 7 of the Town Planner's memorandum dated October 22, 2026;

m. The Developer shall address all of the Town Engineer's comments in his letter dated October 22, 2026, to the satisfaction of the Town Engineer;

n. The Developer shall order a site distance determination of the optimal placement of a joint driveway for Lots 7 and 8.

o. The proposed final plat shall delineate buildable areas for Lots 9 and 10;

p. In addition to those outlined above, the Developer shall obtain all required approvals from other approving authorities, as required by law.

q. The Plan Commission's recommendation for approval of the preliminary plat expires one hundred eighty (180) days from the date of adoption of this Resolution unless the Developer has satisfied all conditions of approval stated herein. Time is of the essence. If the Developer encounters an unforeseen development delay, it shall immediately advise the Town Clerk and may request an extension.

This Resolution was duly adopted by the Plan Commission of the Town of Cottage Grove, Dane County, Wisconsin at a meeting on October 28, by a vote of 5 in favor, 1 opposed, and 1 not voting.

TOWN OF COTTAGE GROVE PLAN COMMISSION

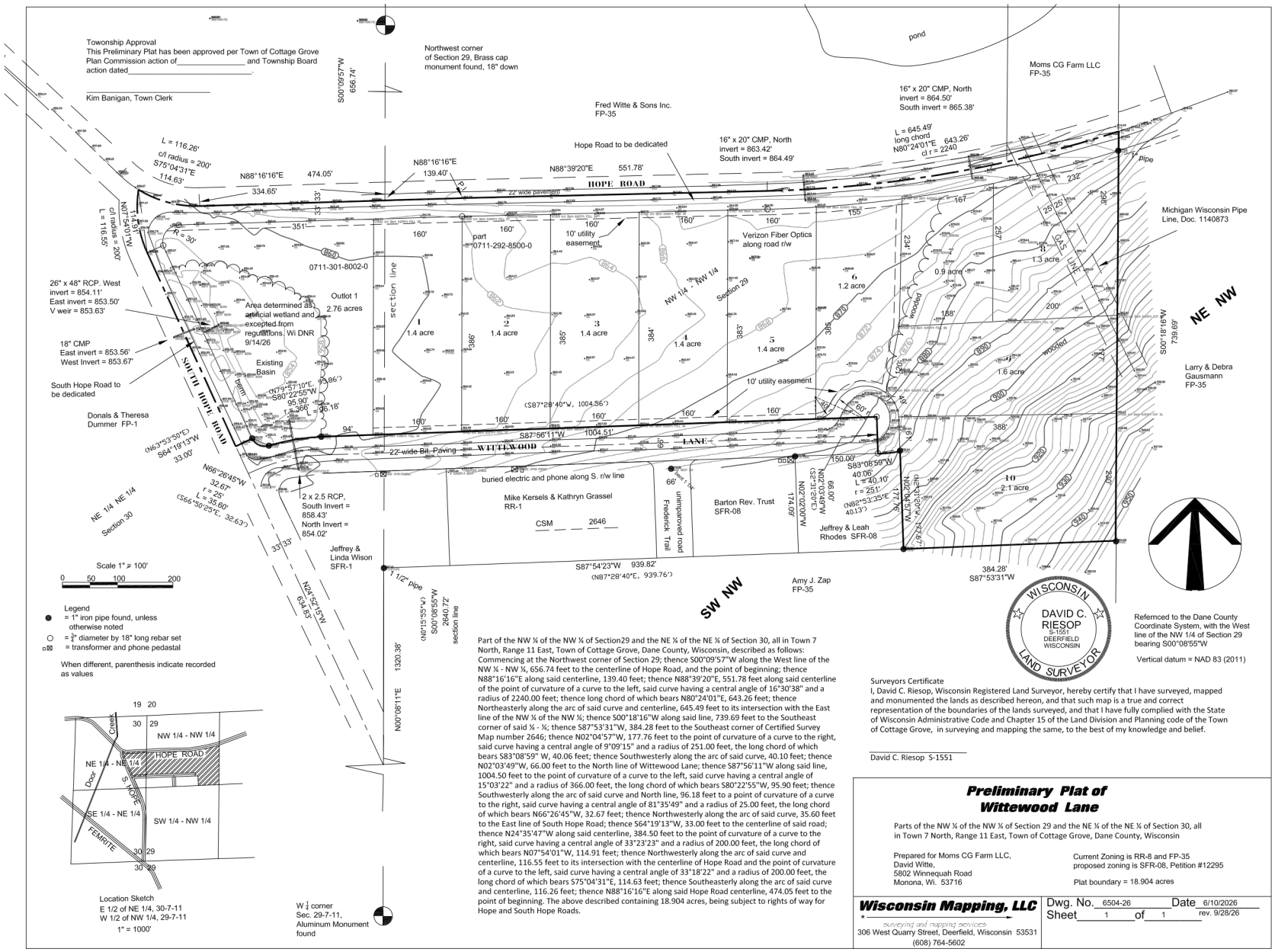
By: _____
Steven Anders, Plan Commission Chair

Attested by:

_____
Kim Banigan, Town Clerk

Incorporated by Reference:
Preliminary Plat for Wittewood Lane

Plat of Wittewood Lane
Preliminary Plat
October 7, 2026



Part of the NW ¼ of the NW ¼ of Section29 and the NE ¼ of the NE ¼ of Section 30, all in Town 7 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin, described as follows: Commencing at the Northwest corner of Section 29; thence S00°09'57"W along the West line of the NW ¼ - NW ¼, 656.74 feet to the centerline of Hope Road, and the point of beginning; thence N88°16'16"E along said centerline, 139.40 feet; thence N88°39'20"E, 551.78 feet along said centerline of the point of curvature of a curve to the left, said curve having a central angle of 16°30'38" and a radius of 2240.00 feet; thence long chord of which bears N80°24'01"E, 643.26 feet; thence Northeasterly along the arc of said curve and centerline, 645.49 feet to its intersection with the East line of the NW ¼ of the NW ¼; thence S00°18'16"W along said line, 739.69 feet to the Southeast corner of said ¼ - ¼; thence S87°53'31"W, 384.28 feet to the Southeast corner of Certified Survey Map number 2646; thence N02°04'57"W, 177.76 feet to the point of curvature of a curve to the right, said curve having a central angle of 9°09'15" and a radius of 251.00 feet, the long chord of which bears S83°08'59" W, 40.06 feet; thence Southwesterly along the arc of said curve, 40.10 feet; thence N02°03'49"W, 66.00 feet to the North line of Wittewood Lane; thence S87°56'11"W along said line, 1004.50 feet to the point of curvature of a curve to the left, said curve having a central angle of 15°03'22" and a radius of 366.00 feet, the long chord of which bears S80°22'55"W, 95.90 feet; thence Southwesterly along the arc of said curve and North line, 96.18 feet to a point of curvature of a curve to the right, said curve having a central angle of 81°35'49" and a radius of 25.00 feet, the long chord of which bears N66°26'45"W, 32.67 feet; thence Northwesterly along the arc of said curve, 35.60 feet to the East line of South Hope Road; thence S64°19'13"W, 33.00 feet to the centerline of said road; thence N24°35'47"W along said centerline, 384.50 feet to the point of curvature of a curve to the right, said curve having a central angle of 33°23'23" and a radius of 200.00 feet, the long chord of which bears N07°54'01"W, 114.91 feet; thence Northwesterly along the arc of said curve and centerline, 116.55 feet to its intersection with the centerline of Hope Road and the point of curvature of a curve to the left, said curve having a central angle of 33°18'22" and a radius of 200.00 feet, the long chord of which bears S75°04'31"E, 114.63 feet; thence Southeasterly along the arc of said curve and centerline, 116.26 feet; thence N88°16'16"E along said Hope Road centerline, 474.05 feet to the point of beginning. The above described containing 18.904 acres, being subject to rights of way for Hope and South Hope Roads.

Surveyors Certificate
I, David C. Riesop, Wisconsin Registered Land Surveyor, hereby certify that I have surveyed, mapped and monumented the lands as described hereon, and that such map is a true and correct representation of the boundaries of the lands surveyed, and that I have fully complied with the State of Wisconsin Administrative Code and Chapter 15 of the Land Division and Planning code of the Town of Cottage Grove, in surveying and mapping the same, to the best of my knowledge and belief.

David C. Riesop S-1551

WISCONSIN DAVID C. RIESOP S-1551 DEERFIELD WISCONSIN LAND SURVEYOR

Preliminary Plat of Wittewood Lane

Parts of the NW ¼ of the NW ¼ of Section 29 and the NE ¼ of the NE ¼ of Section 30, all in Town 7 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin

Prepared for Moms CG Farm LLC,
David Witte,
5802 Winnequah Road
Monona, Wi. 53716

Current Zoning is RR-8 and FP-35
proposed zoning is SFR-08, Petition #12295

Plat boundary = 18.904 acres

Wisconsin Mapping, LLC
surveying and mapping services
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602

Dwg. No. 6504-26 Date 6/10/2026
Sheet 1 of 1 rev. 9/28/26